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PART–I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO CMMERCIAL USE ZONE IN CHANDANAGAR (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G. O. Ms. No. 67, Municipal Administration & Urban Development, 17th February, 2011.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the'Government hereby makes the following variation to the land use envisaged in the notified Master Plan / Ramachandrapuram for non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 722, Part-I, dated: 30-12-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 305 to 309, Plot No. 88 & 89 at Chandanagar (V), Serilingampally (M), Ranga Reddy district to an extent of 803.5 Sq.Mtrs which is presently earmarked for Residential use zone in the notified Master Plan / Ramachandrapuram for non - Municipal area is designated as Commercial Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e.,Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any. required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions, that may be applicable under Urban Land Ceiling Act and A.P..Agriculture Ceiling Act.

8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.

9. that the change of land use shall not be used as the proof of any title of the land.

10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

12. that the applicant has to fulfill any other conditions as rnay be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30' B.T. Road.

SOUTH : National High Way No. 9 - 200' B.T.Road.

EAST : Existing 30' B.T. Road.

WEST : Plot No. 87 of Sy.No. 309 of Chandanagar (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE OF THE SITE IN ANTHAIPALLY (V), SHAMEERPET (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G. O. Ms. No. 73, Municipal Administration & Urban Development, 18th February, 2011.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan for non -Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 299, Part-I, dated: 24-06-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 14, 15, 16(P), 18, 19(P), 20 & 21 of Anthaipally (V), Shameerpet (M), Ranga Reddy district to an extent of 48764.77 Sq.mtrs or 12.02 Acres, which is presently earmarked for Conservation Use Zone in the notified Master Plan for non -Municipal Area is designed as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development.in the site under reference.

2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authoritie /Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may. be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to .acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos. 85, 17 at Anthaipally (V)

SOUTH : Sy.Nos. 12, 21 at Anthaipally (V) and existing 86'-0" wide which is, proposed as 100’-0” wide road in the Master Plan for non-MCH area.

EAST : Sy.Nos. 17, 21(P) at Anthaipally (V).

WEST : Sy.Nos. 13, 192 at Anthaipally (V) and existing 66'-0" wide B.T.Road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE OF THE SITE IN ANTHAIPALLY (V), SHAMEERPET (M), RANGA REDDY DISTRICT- CONFIRMATION.

[G. O. Ms. No. 74, Municipal Administration & Urban Development, 18th February, 2011.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan 2020 for non - Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 299, Part-I, dated: 24.06.2010as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 12 AA and 21(P) of Anthaipally (V), Shameerpet (M), Ranga Reddy district to an extent of 11533.2 Sq.mtrs or Acs. 2.34 Gts, which is presently earmarked for Conservation Use Zone in the Revised Master Plan 2020 for non - Municipal Area is designed as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations /Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved..
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any'public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall handover the area affected under Master Plan road to local body free of cost.

SCHEDULE OF BOUNDARIES

NORTH: Sy.No. 20 of Anthaipally (V).

SOUTH: 100'-0" (30Mtrs) proposed main road.

EAST : Sy.No. 8 of Anthaipally (V).

WEST : Sy.Nos. 21(P), 20 of Anthaipally (V).

T.S. APPA RAO,
Principal Secretary to Government (UD).

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